

DOWNTOWN FAÇADE RESTORATION PROGRAM GUIDELINES

I. Statement of Purpose

The Downtown Facade Restoration Program is designed to promote the preservation and improvement of buildings between Liberty Avenue and First Avenue in the Golden Triangle. The program will provide matching deferred payment loans for facade restoration, which will complement and support other public and private investments in the district, to promote the desirability of the area as a cultural arts and entertainment district, retain and encourage the growth of retail, office and entertainment establishments in the Downtown, and encourage economic development.

II. Eligibility

The program will be available to property owners within the areas as defined on the attached map. Eligible buildings must have a commercial use on the first floor (storefront). The project applicant must owe no outstanding property taxes, fees, judgments, or liens. Buildings housing adult bookstores or similar uses are not eligible for this loan program. In addition, building owners with billboards on their buildings must agree to their removal when the leases expire.

III. Eligible Use of Funds

All improvements and related architectural costs (by a registered architect) involved in the restoration of the facades of eligible buildings (and the side walls of corner buildings), include masonry cleaning, pointing, and repair, window repair or replacement, signage, exterior lighting, and the construction of new storefronts. The restoration of the entire facade is required including the storefront and the facade above the storefront. Roof and interior repairs are not included. All improvements are subject to review and approval by the URA before work on a project begins.

IV. Financial Terms

- A. The program will provide deferred payment loans to eligible applicants. No monthly payments are due and no interest charge is made or accrued. However, upon the sale or transfer of ownership of more than a 33 percent interest in the property (excluding a transfer by inheritance), the full principal amount is due on the loan.
- B. The deferred loan is to be matched by private investment in the facade. The level of investment varies with the amount of the total project cost. The deferred loan amount is based on the eligible costs and will be determined as follows:

Funding limits are based on legal addresses and customer entrances. This program will fund

50% of total project costs, not to exceed a maximum amount of \$75,000. Loans will be allocated according to building profile:

- The lesser of 50% of total project budget or \$10,000 per property storefront, and \$5,000 per upper floor
- Projects in the secondary boundary will be eligible for no more than 40% of the project cost (10% less than the amounts defined above).

- C. A \$350 loan application fee is required, plus any additional registration or closing fees, payable at the closing of the loan.
- D. All approved loans will carry a due diligence/origination fee of 2% which may be financed as part of the total project cost.

V. Design Standards

Facade improvements must comply with standard urban design guidelines established by the City and URA in conjunction with guidelines established for the Downtown Façade Restoration Program. The Penn-Liberty Local Review Committee as well as URA staff will review all facade designs to ensure that they are consistent with the approved design standards. Historic buildings or buildings located in historic districts shall be subject to additional historic design and review standards administered by the Department of City Planning.

VI. Conditions of the Loan

The restored facade must be maintained for ten years. The URA will monitor projects annually to assure that the facades are still in compliance with the program's design guidelines.

VII. Program Exceptions

No boundary exceptions will be considered under this program.

VIII. Additional Information

Applicant must report on jobs created or retained during the course of the facade restoration.

For additional information, please contact the Urban Redevelopment Authority of Pittsburgh at (412) 255-6546.

The Urban Redevelopment Authority of Pittsburgh does not discriminate on the basis of age; race; sex; religion; national origin; physical handicap, including impaired vision or hearing; or political or union affiliation. No person, solely on the basis of any of the above factors, shall be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under the loan and grant programs operated by the Economic Development Department of the Urban Redevelopment Authority of Pittsburgh.

Effective [7-1-17]